

PROVISIONS	RESPONSE
<b>Part G Special Area Controls - G4 Warringah Mall</b>	
<b>Design Quality and Excellence</b>	<p>A majority of the proposed modifications are internal to the site and the shopping centre building, and will not have an impact on the built form of the approved development.</p> <p>As demonstrated by the View Impact Study at <b>Appendix A</b>, the proposed modification to the building envelope through the addition of roof storage is minor and will only be visible from a few locations on the escarpment along the west, north west and south west of the site. The roof storage is to be located internal to the mall site and will not impact the visual scale and bulk of the approved development. In addition, the View Impact Study found that the proposed modification will not have an adverse impact on the views overlooking the site from these locations.</p> <p>It is not proposed to modify any of the materials, external colours or finishes associated with approved development. The proposed Roof Storage will feature materials and finishes to complement the existing appearance of the shopping centre development.</p> <p>While the proposed modification will increase the roof height to a minor extent in a limited location, the proposed modification represents a high level of consistency with the design quality of the approved development.</p>
<b>Building Setbacks and Street Frontage</b>	<p>The proposed modification will not alter the approved building setbacks and street frontages.</p>
<b>Building Height</b>	<p>Warringah DCP 2011 provides a 'Future Development Envelope Plan' for development on the Warringah Mall site. The location of the proposed Roof Storage is identified as RL 28.00.</p> <p>The proposed addition of roof storage will exceed the Warringah Mall DCP envelope height of RL 28.00 by 2.5 metres.</p> <p>This represents an increase over the envelope similar to nearby future envelopes of RL 30.00 and RL 34.80 to the south east corner of the site. In addition the variation to the envelope will be restricted to a limited portion of the overall roof structure of Warringah Mall.</p> <p>The proposed Roof Storage is required for the operational requirements of the tenants of the shopping centre, and will ensure the ongoing viability and function of the shopping centre.</p> <p>The proposed location of the roof storage addition is internal to the mall site and will not have any adverse impacts on the visual scale and bulk of the building.</p> <p>In addition, as demonstrated by the View Impact Study, this limited increase in height of the roof envelope in this location will not have minimal to inconsequential amenity impacts to surrounding residential properties with regard to views over the shopping centre site</p>

PROVISIONS	RESPONSE
<b>Part G Special Area Controls - G4 Warringah Mall</b>	
	The proposed modification will satisfy the requirements set out in this section of the DCP. Accordingly, this minor variation of DCP prescribed 'Future Development Envelope Plan' to accommodate the Roof Storage is considered acceptable in this instance.
<b>Floor space</b>	The proposed modification will not result in a net increase in the Gross Leasable Floor Area (GLFA) of the shopping centre as described in <b>Section 3.6</b> of the Section 96(1A) report.
<b>Landscaping</b>	The proposed modification does not propose any changes to the approved landscaping.
<b>Amenity of Surrounding Residential Properties</b>	<p>As demonstrated by the View Impact Study, the proposed Roof Storage will only be visible from a few points along the escarpment surrounding the site.</p> <p>The proposed 2.5 metre height increase of the roof envelope will have a negligible impact on the views overlooking Warringah Mall from properties located on the higher escarpment areas surrounding the site to the west, north west and south west.</p> <p>In addition, the views that would be impacted by the roof storage are minor and would be to other development within the Warringah Mall site and an adjoining commercial building.</p> <p>There are no other impacts envisaged as a result of the proposed modification on the amenity of the surrounding residential properties.</p>
<b>Public Art</b>	The proposed modification is not related to public art.
<b>Advertising and Signage</b>	The proposed modification is not related to advertising or signage.
<b>Safety and Security</b>	The proposed modification will have no adverse impacts on the safety and security for users of Warringah Mall.
<b>Social Impacts</b>	<p>The proposed retail reconfiguration within the North Court will increase the functionality of these retail spaces and the proposed car wash bay will improve the amenity and service offering available to customers of the shopping centre.</p> <p>It is not anticipated that the proposed modification will have any adverse social impacts.</p>
<b>Access &amp; Movement</b>	<p>Road Infrastructure - No changes to the existing road network, car parking rates, or GLFA are proposed as part of this modification application.</p> <p>Pedestrian Access - No changes to the existing pedestrian access arrangements are proposed as part of this modification application.</p>

PROVISIONS	RESPONSE
<b>Part G Special Area Controls - G4 Warringah Mall</b>	
<b>Public Transport</b>	The proposed modification will not impact on access to or use of public transport.
<b>Parking Facilities</b>	The proposed car wash bay will not require any changes to the approved car parking spaces, and will be accommodated within the approved spaces as shown in the Architectural Plans at <b>Appendix A</b> .
<b>Stormwater Management</b>	No changes to stormwater management arrangements are proposed as part of this modification application.
<b>Environmental Sustainability</b>	There are no anticipated impacts on the environmental sustainability of the approved development.